

in writing in form for recording, cancel this Lease and the unexpired portion of the term hereof, and the Lessee shall surrender and deliver up to the Lessor the entire demised premises, together with all the improvements, and upon any default by the Lessee in so doing, the Lessor shall have the right forthwith to re-enter the demised premises either by summary proceedings or otherwise.

No default or breach of covenant hereunder shall be deemed to have occurred on the part of the Lessee until thirty (30) days after written notice of such default or breach shall have been given to the Lessee and the Lessee within such time shall have failed to remedy such default or breach. If any default by the Lessee, except payment of the rent, cannot reasonably be cured within thirty (30) days after notice as aforesaid, then the Lessee shall have such additional time as may be reasonably necessary to remedy the same.

No default on the part of the Lessee shall be deemed to exist for non-performance of any of the provisions contained in this Lease which is caused by or is a result of war or rebellion, governmental restrictions or the revocation or suspension by issuing authorities of licenses or permits or the refusal to issue or renew the same. If any of the foregoing events shall occur and require the discontinuance of operations, then the rent shall abate during any period of such discontinuance if not due to the fault of the Lessee.

16. The Lessee may erect, maintain, permit and from time to time remove such signs in or about the demised premises as the Lessee may deem necessary or desirable. The Lessor agrees to execute promptly such consents or applications for permission to erect such signs as may be required by any governmental authorities.

17. The Lessor warrants that at the commencement of this Lease, Lessor will be seized in fee of the title to all the land and premises herein designated as the demised premises, free and

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